

Committee of Adjustment Decision for: CAV A/058/2024

Owner/Applicant	Agent	Location of Land
	Tenhouse Building Workshop c/o Matthew Fratarcangeli 107 Gladstone Avenue Hamilton ON L8M 2H8	PLAN 709 LOT 8 180 Sandwell Drive Town of Oakville

This notice is to inform you that the request for variance made under Section 45(1) of the *Planning Act* has been **Approved** to authorize a minor variance to permit the construction of an accessory structure on the subject property proposing the following variance to Zoning By-law 2014-014:

No.	Current	Proposed
1	<i>Section 6.4.2 (Row RL2, Column 3)</i> The maximum lot coverage shall be 25% where the detached dwelling is greater than 7.0 metres in height.	To increase the maximum lot coverage to 27.40%.

No written or oral submissions from the public were received. The Committee is of the opinion that the variance is considered minor in nature, desirable for the use of the land and in keeping with the general intent of the town’s official plan – Livable Oakville Plan and the zoning by-law, subject to:

- That the approval expires two (2) years from the date of the decision if a Building Permit has not been issued for the proposed construction.
- The accessory building be constructed in general accordance with the submitted site plan and elevation drawings dated February 23, 2024.

M. Telawski DocuSigned by:
Michael Telawski
66F76251FCA647E...

DocuSigned by:
John Hardcastle
8982ADBE1B294F9... J. Hardcastle

S. Mikhail DocuSigned by:
Shery Mikhail
0CE5B1DD188F4A...
Chairperson, Committee of Adjustment

DocuSigned by:
Lynsey You
001C4EBA26984B7... L. You

S. Dickie DocuSigned by:
Stuart Dickie
FED5B97C565945C...

DocuSigned by:
Heather McCrae
09100007115E... H. McCrae
Secretary Treasurer, Committee of Adjustment

Dated at the meeting held on April 3, 2024.

Last date of appeal of decision is April 23 2024.

NOTE: It is important that the sign(s) remain on the property until a **FINAL** decision has been rendered regarding your Application. **The sign shall be removed the day following the last date of appeal.** This is a certified copy of the Committee of Adjustment final decision whereby no appeals filed.

Heather McCrae, ACST
Secretary-Treasurer